
Workforce Housing: New Policies and Programs

Loudoun County Planning Commission Briefing
May 7, 2007

CHRONOLOGY

- 12 member HAB appointed by the Board of Supervisors on June 7, 2005
- HAB tasked with advising the Board on policy and program development
- AECOM commissioned to study housing affordability of the workforce
- AECOM shows area of greatest need below 100% AMI (\$90,300 for 06)
- HAB reviews housing policies & recommends amendments

Context for the Policy Amendments

- HAB & ADUAB form Joint Trust Fund Committee to study affordable housing funding options
- Joint Trust Fund Committee includes HAB, ADUAB & IDA members
- Committee recommends fund consolidation & proposed policies
- HAB & ADUAB agree in concept to policy amendments recognizing need for public process

Specific BOS Actions on April 3rd

1. Initiate CPAM to update housing policies
2. Consolidate & deploy existing housing funds
3. Direct HAB & ADUAB to collaborate on consolidated trust and other programs

Loudoun County Housing Policy

- Current housing policies adopted July 2001
- Significant changes & new information
- HAB proposed policy changes in the fall 06
(combined with applicant-initiated CPAM*)
- Board initiated new CPAM in conjunction
with fund consolidation and new program
development

*6-2 PC vote, July 6, 2006

Highlights of Proposed Changes

- Outdated information removed
- New policies added
- Order re-arranged for better flow

Current

23 policies

One long list

A few projections

Proposed

31 policies

Organized into sections

Detailed current data

Principles of New Policies

- Residents and workers should be served by a range of housing opportunities
- Housing diversity is important to the health of the community
- The market cannot meet all areas of need
- Programs are required to address the needs of residents and workers priced out of the market

New Policies Address...

- Locating near transit & employment centers
- Addressing continuum of need up to 100% AMI
- Need for continuing evaluation
- Bringing substandard housing up to code
- Incentives to encourage private investment
- Prioritizing public land and resources
- Universal design
- Energy efficiency

Categories of Unmet Housing Need

From 0 - 100% Area Median Income (AMI \$90,300)

Requires different approaches at each level

- 0 – 30% (\$27,100) -- public and private partnerships
- 30 – 70% (\$63,210) -- ADU public & private resources
- 70 – 100% -- public regulations, loans and non-cash incentives

Unmet Housing Needs -- 2005

| <u>AMI</u> | <u># Households</u> | <u>Supply*</u> | <u>Deficit</u> |
|--------------|---------------------|----------------|----------------|
| Up to 30% | 4,788 | 896 | 3,892 |
| 30% to 70% | 17,514 | 7,043 | 10,471 |
| 70% to 100% | 25,398 | 15,666 | 9,732 |
| Total | 47,700 | 23,605 | 24,095 |

* Units and assistance programs

Defining Unmet Housing Need

- Based on the disproportionate number of workers who commute into Loudoun every day
- Shortages at all points of the continuum; most severe at 0-30%
- Greatest need below 100% AMI
- Without action, deficits continue over time
- Data will be reviewed and updated

HAB & ADUAB Activities

- Drafting fund dispersal process
- Fund Consolidation initiated
- Reforming Belmont Ridge Trust
- Program evaluation & new program development
- Outreach & Marketing

Next Steps

- May 14, 2007 Public Input Session
- June/July Work Sessions
- July 16, 2007 Public Hearing